

PHASE I ENVIRONMENTAL SITE ASSESSMENT
NATURAL RESOURCE CONSERVATION SERVICE PROPERTY
MCLENNAN COUNTY
WACO, TEXAS

GS-10F-0157K | GS-00P-08-CY-A-0045 | GS-P-07-13-UD-5025

Prepared for:

U.S. General Services Administration
819 Taylor Street, RM12B01
Fort Worth, Texas 76102

Prepared by:



AMEC Environment & Infrastructure, Inc.
4490 Beltway Drive
Addison, Texas 75001

September 10, 2013

AMEC Project: GSA1570022

PHASE I ENVIRONMENTAL SITE ASSESSMENT
NATURAL RESOURCE CONSERVATION SERVICE PROPERTY
MCLENNAN COUNTY
WACO, TEXAS

GS-10F-0157K | GS-00P-08-CY-A-0045 | GS-P-07-13-UD-5025

Prepared for:

U.S. General Services Administration
819 Taylor Street, RM12B01
Fort Worth, Texas 76102

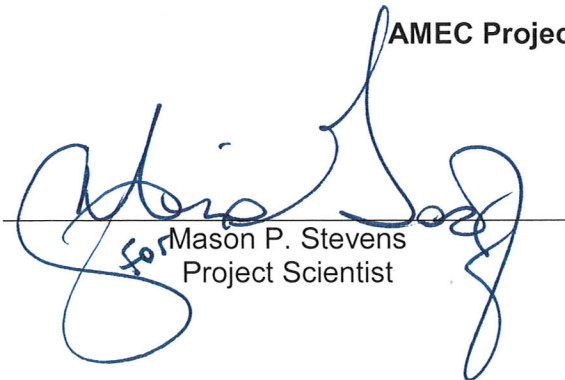
Prepared by:



AMEC Environment & Infrastructure, Inc.
4490 Beltway Drive
Addison, Texas 75001

September 10, 2013

AMEC Project: GSA1570022


Mason P. Stevens
Project Scientist



Karla K. Schuster, PG
Senior Geologist

TABLE OF CONTENTS

EXECUTIVE SUMMARY	ES-1
1.0 PROJECT OVERVIEW	1-1
1.1 Scope of Work	1-1
1.1.1 On-Site Inspection	1-1
1.1.2 Inspection of Surrounding Land	1-1
1.1.3 Site History	1-1
1.1.4 Regulatory Review	1-2
1.1.5 Sample Collection	1-2
1.1.6 Data Evaluation and Report	1-2
1.1.7 Exceptions, Additions and Deletions	1-3
1.1.8 Limitations and Exceptions	1-3
2.0 SITE RECONNAISSANCE	2-1
2.1 Site Description	2-1
2.2 Inspection of Surrounding Land	2-1
2.3 Electrical/Hydraulic Equipment	2-1
2.4 Underground Storage Tanks (USTs)	2-1
2.5 Aboveground Storage Tanks (ASTs)	2-2
2.6 Chemical Storage	2-2
2.7 Spills/Stains	2-2
2.8 Soil Disturbances	2-2
2.9 Miscellaneous Debris	2-2
2.10 Wells	2-2
2.11 Water Source and Sanitary Sewer System	2-2
2.12 Waste Disposal	2-2
2.13 Pits, Ponds or Lagoons	2-2
2.14 Wastewater Discharge	2-2
2.15 Drains and Sumps	2-3
2.16 Stressed Vegetation	2-3
2.17 Septic System	2-3
2.18 Odors	2-3
2.19 Pools of Liquid	2-3
2.20 Other Observations	2-3
3.0 USER/OWNER PROVIDED INFORMATION	3-1
3.1 Title Records	3-1
3.2 Environmental Liens	3-1
3.3 Specialized Knowledge	3-1
3.4 Commonly Known Information	3-1
3.5 Value Reduction for Environmental Issues	3-1
3.6 Reason for Performing the Phase I	3-1
4.0 SITE HISTORY	4-1
4.1 Interviews	4-1
4.2 Historical Aerial Photographs	4-2
4.3 Sanborn Fire Insurance Maps	4-3
4.4 City Directories	4-4

4.5	Historical Topographic Map	4-4
4.6	User-Supplied Documents	4-4
5.0	GEOLOGICAL INFORMATION	5-1
6.0	GOVERNMENT REGULATORY DATABASES	6-1
6.1	Summary of Database Search	6-2
6.1.1	EPA National Priorities List (NPL)	6-4
6.1.2	EPA Comprehensive Environmental Response, Compensation, and Liability Information System List (CERCLIS).....	6-4
6.1.3	EPA CERCLIS No Further Remedial Action Planned List (CERCLIS-NFRAP).....	6-4
6.1.4	EPA Resource Conservation and Recovery Information System List (RCRIS).....	6-5
6.1.5	EPA Engineering and Institutional Controls	6-5
6.1.6	EPA Emergency Response Notification System List (ERNS)	6-6
6.1.7	State Superfund Registry (SHWS).....	6-6
6.1.8	Solid Waste Facilities/Landfill Sites List (SWF/LF).....	6-6
6.1.9	TCEQ Closed Landfill Inventory (CLI).....	6-6
6.1.10	TCEQ Commercial Hazardous & Solid Waste Management Facilities...6-7	
6.1.11	Leaking Underground Storage Tanks List (LPST)	6-7
6.1.12	Leaking Underground Storage Tanks on Indian Land (Indian LUST)....6-8	
6.1.13	Registered Underground Storage Tank List (UST)	6-8
6.1.14	Aboveground Storage Tank (AST) List	6-8
6.1.15	Underground Storage Tanks on Indian Land (Indian UST)	6-9
6.1.16	State Sites with Controls (AUL)	6-9
6.1.17	Voluntary Cleanup Program List (VCP)	6-9
6.1.18	Indian Voluntary Cleanup Program List (Indian VCP)	6-9
6.1.19	Local Brownfield Lists.....	6-9
6.1.20	SPILLS List (SPILLS)	6-10
6.1.21	Toxic Chemical Release Inventory System (TRIS)	6-10
6.1.22	Toxic Substance Control Act (TSCA).....	6-10
6.1.23	Facility Index System (FINDS).....	6-11
6.1.24	Texas Commission on Environmental Quality Innocent Owner/Operator Program (IOP).....	6-11
6.1.25	Texas Industrial and Hazardous Waste Sites (IHW)	6-11
6.1.26	RCRA-Non-Gen	6-11
6.1.27	DOD	6-12
6.1.28	Drycleaners	6-12
6.1.29	Industrial Hazardous Waste.....	6-12
6.1.30	EDR Historical Auto Station.....	6-12
6.2	Freedom of Information Act Requests.....	6-13
6.3	Rare, Threatened, and Endangered Species	6-13
6.4	Formerly Used Defense Sites	6-14
6.5	Radon Zones	6-14
7.0	FINDINGS	7-1
8.0	OPINIONS.....	8-1
9.0	CONCLUSIONS.....	9-1

10.0	DEVIATIONS, LIMITATIONS AND DATA GAPS.....	10-1
11.0	SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	11-1
12.0	REFERENCES.....	12-1

APPENDICES

A	Figures
	1 – Site Location & Vicinity Map
	2 – 2012 Aerial Photograph Map
	3 – 1975 Topographic Map
	4 – Oil and Gas Map
	5 – Wetlands Inventory Map
B	Photographic Documentation
C	User Questionnaire
D	Historical Aerial Photographs
E	Sanborn Maps
F	City Directory Abstract
G	Historical Topographic Maps
H	EDR Report

EXECUTIVE SUMMARY

AMEC Environment & Infrastructure, Inc. (AMEC) of Addison, Texas was contracted by the U.S. General Services Administration (GSA) to perform a Phase I Environmental Site Assessment of the Natural Resource Conservation Service (NRCS) Property located at 200 South Price Street, Waco, McLennan County, Texas; hereinafter referred to as the Site. The vicinity and Site location maps are presented in Appendix A, Figures 1 through 3.

The Site inspection was performed on July 23, 2013 by Mr. Mason Stevens of AMEC. Unless otherwise stated, the material presented in this report is based on information provided from observations made during the on-site inspections, and information provided by Site owner representatives.

The Site investigation consisted of interviewing people knowledgeable about the Site; reviewing environmental regulatory databases of the Texas Commission on Environmental Quality (TCEQ), Texas Department of State Health Services (TDSHS), and the United States Environmental Protection Agency (USEPA); reviewing historical information; and conducting a Site assessment. The purpose of this investigation was to identify areas of environmental concern associated with the Site.

The Site encompasses approximately 0.53 acres of land with two abandoned warehouse buildings. The Site is currently vacant and overgrown with natural vegetation. The tract was originally part of a larger tract that was split in 1956 and conveyed to the City of Waco. The tract owned by the city of Waco is currently used as an impound yard. The entire tract was used as a former automotive maintenance facility by the Soil Conservation Service.

The historical search dates back to 1892 which is the earliest record of reasonably available historical information. The Site appears to be undeveloped land in the 1892 topographic map; development at the Site is evident on the 1941 aerial photograph. Subsequent maps show continued development in the area of the Site. Based on the 1965 Sanborn Map, the Site contained two buildings used by the US Department of Soil Conservation Service and two buildings used by the County Vocational School. By 1969, only the smaller County Vocational School building and the two Soil Conservation Service buildings are present. The two buildings located on the Site were used as warehouses and shops.

During the area reconnaissance, the Site was observed to be located in a mix of industrial/commercial and residential properties. Adjacent land uses include the following: to the north of the Site lies the North Interstate Highway 35 corridor; to the northeast is the City of Waco Impound Yard; to the east and southeast is Earle Avenue and East Waco Greenwood Cemetery and to the south and west of the Site is Price Street and vacant undeveloped property.

There were no recognized environmental conditions (RECs) associated with the Site as defined by American Society for Testing and Materials (ASTM) International in Standard Practice E1527-05.

However, the following developmental conditions were observed. These conditions should be considered prior to any development, construction, renovation, demolition, or alteration to the Site.

On-Site Conditions

- Stormwater best management practices (BMPs) including silt fence and stormwater inlet protection will need to be installed before development activities begin. The Site was stabilized with natural vegetation, however it is very overgrown. GSA should obtain applicable stormwater permits and develop and implement a Storm Water Pollution Prevention Plan (SWPPP) for any development to the Site.
- Small piles of trash and rubble were observed on the northwest fence line. Any disposal should be conducted in accordance with local, state, and federal guidelines.
- Asbestos surveys should be conducted on the two warehouses prior to renovation or demolition according to the Texas Asbestos Health Protection Rules (TAHPR) and the EPA's National Emissions Standard for Hazardous Air Pollutants (NESHAP). Abatement of identified asbestos-containing materials should be performed prior to demolition activities in accordance with the TAHPR. In addition, demolition contractors should be made aware of the potential for lead-based paint prior to disturbance. Contractors are responsible for worker protection in accordance with the Occupational Safety and Health Administration's (OSHA) worker protection rules.
- Review of the FEMA flood plain map 48309C0380C dated September 26, 2008 shows the entire portion of the Site listed as Zone AE, areas determined to be subject to the 1% annual chance flood where base flood elevations have been determined. The GSA should verify the presence of a 100-year flood plain and whether this condition remains or whether the site elevation has been previously adjusted in consideration of the established base flood elevation.
- The Site is located less than one-hundred (100) feet south of the IH-35 corridor. During the Site visit traffic noise was observed during the site reconnaissance.

Off-Site Conditions

- A high power transmission line and electrical right-of-way is located southwest and adjacent to the Site along the southwest side of South Price Street.

1.0 PROJECT OVERVIEW

1.1 Scope of Work

AMEC Environment & Infrastructure, Inc. (AMEC) conducted the activities as stated in the following scope of work requested by US GSA with reference to the American Society for Testing and Materials Standard Practice for Environmental Site Assessments (ASTM E-1527-05). This work was completed to search for areas of environmental concern associated with the Site.

1.1.1 On-Site Inspection

- a. AMEC conducted an on-site inspection of the Site that consisted of personnel interviews and visual observations to identify areas of environmental concern.
- b. AMEC conducted an on-site inspection to visually identify transformers, capacitors, or other electrical equipment likely to contain polychlorinated biphenyls (PCBs).
- c. AMEC visually searched for aboveground storage tanks (ASTs), underground storage tanks (USTs), and associated piping.
- d. AMEC reviewed environmental documentation files, historical information, and records made available to assist in identifying potential environmental liability of the Site.
- e. AMEC collected photographic documentation of significant environmental features of the Site.

1.1.2 Inspection of Surrounding Land

AMEC conducted a visual inspection by vehicle and by foot of surrounding land to identify observable potential environmental threats by adjacent land use. AMEC conducted the inspection from the Site, Earle Avenue, South Price Street, and Taylor Street (public roadways) as well as portions of the adjacent City of Waco Impound Yard, and East Waco Greenwood Cemetery property, but did not enter other private properties.

1.1.3 Site History

- a. AMEC interviewed knowledgeable people, including Site representatives, to determine past and present uses of the Site.
- b. AMEC reviewed historical aerial photographs from different time periods, a city directory abstract, and historical Sanborn maps.
- c. AMEC reviewed the United States Department of Interior, 7.5 minute series, Topographic Map for the appropriate quadrangle to assist in determining past uses of the Site.

- d. AMEC reviewed published literature for geological information for the area of the property. Intrusive data gathering or sampling was not conducted at the Site to obtain this information.
- e. AMEC contacted state and local agencies to search for information related to environmental files of the subject property.

1.1.4 Regulatory Review

AMEC contracted Environmental Data Resources Inc. (EDR) to complete a review of government regulatory databases. The following is a partial list of the databases searched, with the associated search distance noted:

• National Priority List (NPL)	1 mile
• Resource Conservation and Recovery Act (RCRA) Generators	1/4 mile
• RCRA Corrective Action (CORRACTS) Treatment, Storage and Disposal (TSDs) Facilities	1 mile
• Non-CORRACTS TSDs	1/2 mile
• Emergency Response Notification System (ERNS)	Property
• Compensation Liability Information System (CERCLIS)	1/2 mile
• State Hazardous Waste Sites (SHWS)	1 mile
• State Category List (CAT)	1 mile
• Solid Waste Landfill (SWF/LF)	1/2 mile
• Leaking Underground Storage Tanks (LUSTs)	1/2 mile
• Registered Underground Storage Tanks (USTs)	1/4 mile
• Surface Impoundment Inventory (IMPDMENT)	1/2 mile

Descriptions of the databases are provided in Section 5.0 of this report.

1.1.5 Sample Collection

No samples of soil, water, or air were collected or analyzed.

1.1.6 Data Evaluation and Report

AMEC evaluated and summarized background information obtained during the Site inspection, historical review, and regulatory review. AMEC prepared this report to discuss significant information and identify recognized environmental conditions.

1.1.7 Exceptions, Additions and Deletions

Reasonably attainable historical records were reviewed; however, research of the history was conducted by reviewing materials that were at greater than the ASTM specified five (5) year intervals based on availability.

1.1.8 Limitations and Exceptions

Our findings and opinions are relative to the date of our Site visit and should not be relied on to represent conditions on other dates. These opinions are based on information obtained during the study and our experience. If additional information becomes available which might change our conclusions, we request the opportunity to review the information, reassess the potential concerns, and modify our opinions, if warranted.

Although this assessment has attempted to identify the potential for environmental impacts to the subject Site, potential sources of contamination may have escaped detection due to (1) the limited scope of this assessment, (2) the inaccuracy of public records, (3) the presence of undetected or unreported environmental incidents, (4) inaccessible areas, and/or (5) deliberate concealment of detrimental information.

2.0 SITE RECONNAISSANCE

2.1 Site Description

AMEC completed a site walk-through of the Site as described below. Refer to Appendix A for figures depicting the location and layout of the Site. Photographic documentation of the subject Site and surrounding area is contained in Appendix B.

Current Use of Site:	No current use. The Site is overgrown and the two warehouse buildings are abandoned.
Location:	The Site is located at 200 South Price Street, Waco, McLennan County, Texas
Owner:	Natural Resource Conservation Service
Size of Property:	Approximately 0.53 acres
Surface Topography:	Generally level; sloping north
Number of Buildings:	Two warehouse buildings
Sewage Discharge:	Previously provided by City of Waco
Potable Water Supply:	Previously provided by City of Waco
Roads/Paths of Unknown Origin:	None observed
Weather Conditions:	The temperature on the day of the Site visit was in the upper 80's (degrees Fahrenheit) with partly sunny and cloudy conditions

2.2 Inspection of Surrounding Land

The Site is located in a mix of industrial/commercial and residential use properties. Adjacent land uses include the following: to the north of the Site lies the North Interstate Highway 35 corridor; to the northeast is the City of Waco Impound Yard; to the east and southeast is Earle Avenue and East Waco Greenwood Cemetery and to the south and west of the Site is Price Street and vacant undeveloped property.

2.3 Electrical/Hydraulic Equipment

Electrical utility lines were observed at the Site and appeared to be disconnected. No pole-mounted or pad-mounted transformers were located on Site at the time of our site visit.

No staining or stressed vegetation was observed at the Site.

2.4 Underground Storage Tanks (USTs)

AMEC did not observe visual evidence of USTs such as fill ports, vent pipes, or dispensing equipment at the Site.

2.5 Aboveground Storage Tanks (ASTs)

AMEC did not observe any ASTs at the Site.

2.6 Chemical Storage

Chemical storage was not observed at the Site.

2.7 Spills/Stains

Minor staining on the concrete floors in the warehouses appeared to be water staining as a result from extensive roof damage.

2.8 Soil Disturbances

AMEC did not observe soil disturbances at the Site.

2.9 Miscellaneous Debris

AMEC observed miscellaneous debris at the Site, including general trash, along the western fence line.

2.10 Wells

No groundwater wells were observed, or reported, at the Site.

2.11 Water Source and Sanitary Sewer System

Water, as well as, sanitary sewer service, was provided to the Site by the City of Waco in the past; however, the Site was not connected to water and sanitary sewer service at the time of the reconnaissance.

2.12 Waste Disposal

No on-site dumpsters or trash receptors were observed at the time of the site reconnaissance.

2.13 Pits, Ponds or Lagoons

No pits, ponds or lagoons were noted at the Site.

2.14 Wastewater Discharge

AMEC did not observe wastewater discharges at the Site.

2.15 Drains and Sumps

Two drains were located on the south side of the north warehouse area. The use of these drains is unknown.

2.16 Stressed Vegetation

No stressed vegetation was observed at the Site.

2.17 Septic System

AMEC did not observe evidence of septic systems at the Site.

2.18 Odors

No odors were noted at the Site.

2.19 Pools of Liquid

AMEC did not observe any unidentified pools of liquid at the Site.

2.20 Other Observations

The Site is currently heavily overgrown with natural vegetation. The warehouses appear to have been abandoned for some time. The roofs on both warehouses have extensive damage and in the process lead to water infiltration and staining on the concrete floor. The small office areas in both the north and south warehouses have been destroyed. It appears that much of the copper wiring and pipe associated with the warehouses has been stripped. The south warehouse appeared to be used as storage for paper documents. Much of the paper documents have been destroyed or are non-salvageable.

3.0 USER/OWNER PROVIDED INFORMATION

3.1 Title Records

Based on the McLennan County Appraisal District the Site is currently owned by The United States of America. The legal description of the Site is described as LEAGUE GILL DIV Block 5 Lot B2B3 B412 A11 13A14. The building use is described as Miscellaneous Government Building.

3.2 Environmental Liens

No environmental liens were associated with the Site.

3.3 Specialized Knowledge

AMEC was not provided historical documentation regarding the Site for review.

3.4 Commonly Known Information

AMEC did not discover commonly known information related to environmental issues with respect to the Site beyond what is furnished elsewhere in this report. A User Questionnaire completed by NRCS is contained in Appendix D. Ms. Kathy Miller completed the questionnaire. Ms. Miller stated that the NRCS is the owner of the Site and has been since 1989. She stated that during her affiliation with the Site, it has been used as for storage.

3.5 Value Reduction for Environmental Issues

No information was furnished to AMEC with regard to a reduction in value of the Site due to past or present environmental concerns.

3.6 Reason for Performing the Phase I

This Phase I ESA was performed to identify recognized environmental conditions associated with the Site and to assist NRCS with federal landholding agency due diligence requirements.

4.0 SITE HISTORY

Emphasis was placed on identifying on-site and off-site environmental conditions most likely to:

- Adversely affect future site development and usage;
- Present financial liabilities to site owners and developers; and
- Be of concern to the various regulatory agencies, in so far as site conditions are covered by current environmental regulations.

The historical search dates back to 1892 which is the earliest record of reasonably available historical information. Sources for this review included Sanborn maps, city directories, historical topographic maps, and historical aerial photographs. Reasonably attainable records were accessed, however, research of the history was conducted by reviewing materials available at greater than the ASTM specified five (5) year intervals.

The historical aerial photograph from 1941 depicts the Site as under construction. It appears land clearing and grading is underway. The surrounding property to the north appears to be under construction including clearing and land grading. The majority of the property to the east is depicted as vacant land with two single family residential homes adjacent to U.S. Highway 77. The Greenwood Cemetery is located to the south of the Site including Earle Avenue, Price Street, and a single family residential home. Property to the west appears to be a mix of single family residential property and commercial property. Price Street is directly adjacent west to the Site.

4.1 Interviews

Personnel associated with the Site were interviewed regarding the subject Site and surrounding area. The following is a summary of each individual's knowledge of the subject property.

AMEC contacted Ms. Kathy Miller, the property owner representative with NCRS. Ms. Miller completed the owner questionnaire and answered any additional questions. Ms. Miller stated that she has been affiliated with the Site since 1989. She said that the Site has been used for storage since her affiliation with the Site. Ms. Miller stated that she is unaware of previous Phase I ESA reports, geotechnical reports, or wetlands studies associated with the Site. She was not aware of any onsite storage tanks or chemical storage, hazardous materials, surface or buried dumping, burn pits, or any other conditions associated with the Site. She was unaware of any pending, threatened, or past litigation relevant to any type of environmental condition, hazardous substances or petroleum products in or on or from the Site. She was unaware of any notices from any governmental entity regarding any possible violations of environmental laws or possible liability relating to hazardous substances or petroleum products. Ms. Miller stated that the Site is not currently supplied potable water, sanitary sewer, or natural gas.

4.2 Historical Aerial Photographs

Historical aerial photographs of the Site were provided by EDR for the following years: 1941, 1955, 1964, 1970, 1982, 1995, 2004, 2005, 2008, 2010, and 2012. These photographs are included in the summary below.

1941

- The historical aerial photograph from 1941 depicts the Site as under construction. It appears land clearing and grading is underway. The surrounding property to the north appears to be under construction including clearing and land grading. The majority of the property to the east is depicted as vacant land with two single family residential homes adjacent to U.S. Highway 77. The Greenwood Cemetery is located to the south of the Site including Earle Avenue, Price Street, and a single family residential home. Property to the west appears to be a mix of single family residential property and commercial property with the majority being single family residential homes. Price Street is directly adjacent west of the Site.

1955

- The historical aerial photograph from 1955 depicts the Site as constructed. An additional warehouse to the east of the Site is constructed and appears to be part of the two remaining warehouses. The surrounding property to the north appears to be under construction including clearing and land grading. Further northeast across U.S. Highway 77 is the headquarters of the Texas Department of Transportation (TXDOT). The majority of the property to the east is depicted as vacant land with two single family residential homes adjacent to U.S. Highway 77. The Greenwood Cemetery is located to the south of the Site including Earle Avenue, Price Street, and a single family residential home. Property to the west appears to be a mix of single family residential property and commercial property with the majority being single family residential homes. Price Street is directly adjacent west of the Site.

1964

- The aerial photograph from 1964 is destroyed and does not depict the Site.

1970

- The aerial photograph from 1970 depicts the Site much the same as previous aerial photographs. Construction of the Interstate Highway 35 corridor is underway to the north and west of the Site. Much of the property across the corridor north appears to be single family residential property. Clearing and land grading is apparent and various bridge crossings along the corridor are under construction. Greenwood Cemetery is located to the south of the Site including Earle Avenue. Single family residential property is located to the west and southwest of the Site as well as Price Street.

1982

- The 1982 aerial photograph depicts the Site much the same as previous aerial photographs. The additional warehouse located directly adjacent east of the Site appears to have been removed. The Interstate Highway 35 corridor to the north and west of the Site is now complete. Additional surrounding property appears much the same with little or no change compared to past aerial photographs.

1995

- The historical aerial photograph from 1995 depicts the Site much the same as previous aerial photographs. The property to the east appears to be what its current use is, the City of Waco Impound Yard. The remaining surrounding property appears much the same as the previous aerial photographs.

2004, 2005, 2008, 2010, and 2012

- Historical photographs from 2004, 2005, 2008, 2010, and 2012 indicate that the Site and surrounding property is much the same compared to previous aerial photographs. Property to the north and west includes the Interstate Highway 35 corridor and past that is a mix of commercial/industrial and single family residential property. The property to the east of the Site is identified as the City of Waco Impound Yard. The Greenwood Cemetery is located to the south of the Site. Vacant land is located to the southwest and west of the Site.

Refer to Appendix E for a copy of the aerial photographs.

4.3 Sanborn Fire Insurance Maps

EDR provided a Certified Sanborn Map Report for the Site which included maps from 1926, 1950, 1952, 1965, and 1969. Information provided in these maps is summarized below.

1926

- The 1926 Sanborn Map indicates that the Site is vacant and undeveloped.

1950 and 1952

- The 1950 and 1952 Sanborn Maps depict the Site as vacant. Two double hydrant locations have been established on the Site and are connected by a four inch private supply water pipe. One double hydrant is located on the north end of the Site and the other is located on the southern portion of the Site.

1965

- The Sanborn Map from 1965 depicts the Site with two warehouses that are identified as being occupied by the U.S. Department of Soil Conservation Service. Two additional small structures are located on Site to the north of the two warehouses. The two smaller structures are identified as County Vocational School.

1969

- The Sanborn Map from 1969 depicts the Site much the same as the previous 1965 Sanborn Map, but without the larger of the two County Vocational School.

Appendix F contains a copy of the Sanborn Maps.

4.4 City Directories

EDR was contracted to perform a search of historical business directories. City directories were available and reviewed from years 1938, 1943, 1948, 1954, 1959, 1964, 1969, 1974, 1979, 1984, 1989, and 1994. Listings within the vicinity of the Site were primarily residential. None of the commercial listings are an environmental concern to the Site.

Nearby addresses were included in the results; refer to Appendix G for the City Directory Abstract and further detail on nearby address listings.

4.5 Historical Topographic Map

EDR provided historical topographic maps of the Site and its surrounding areas. Topographic maps included were from years 1892, 1918, 1931, 1957, 1970, 1975, and 1976. Historical topographic maps from years 1892, 1918, 1931, and 1976 were not used due to poor picture quality. The historical topographic maps dated 1957 and 1970 depict the Site with three warehouse structures. The surrounding property to the north is depicted as under construction for the Interstate Highway 35 corridor. The property to the south is labeled as the Greenwood Cemetery. The remaining surrounding property appears vacant with one single family residential structure to the southwest.

The historical topographic map dated 1975 depicts the Site as much the same compared to past topographic maps. The third warehouse is depicted to the northeast of the Site. The Interstate Highway 35 corridor is complete. Greenwood Cemetery is located to the south of the Site and additional single family residential construction is depicted to the east, southwest, and west of the Site.

4.6 User-Supplied Documents

No documents were provided by NRCS for review by AMEC.

5.0 GEOLOGICAL INFORMATION

The *Soil Survey of McLennan County, Texas* indicates that the Site is underlain by Bastsil-Urban land complex with zero to two percent slopes.

The Bastsil-Urban land complex with zero to two percent slopes is nearly level to slightly rolling in approximately twenty to five-hundred acres in size. The surface layer is zero to thirteen inches in thickness and is described as reddish brown fine sandy loam. The first layer of subsoil is from thirteen inches to thirty-six inches and described as yellowish red sandy clay loam. The second layer is from thirty-six inches to seventy-six inches and is described as reddish brown sandy clay loam. Underlying material is from seventy-six to eighty inches and is described as yellowish red fine sandy loam. The soil is very deep and well drained with medium runoff. Permeability is moderate and the available water capacity is high with a deep root zone. Shrinking and swelling potential is low and wind and water erosion is moderate.

The urban land is covered by dwellings, small buildings, apartments, streets, roads, driveways, parking lots, and other structures. Some areas have been cut and shaped for building sites. Because the original soil was used when most cuts and fills were made, the thickness of horizons in the existing profile may vary widely. The basic characteristics of the soil, however, remain the same. In many places imported soil materials was used for leveling.

Review of the *Geologic Atlas of Texas, Waco Sheet* indicated that the Site is underlain by the Fluvial terrace deposits.

The Site is underlain by the Trinity aquifer. The Trinity aquifer consists of early Cretaceous age formations of the Trinity Group where they occur in a band extending through the central part of the state in all or parts of 55 counties. Formations comprising the Trinity Group are, from youngest to oldest, the Paluxy, Glen Rose, and Twin Mountains-Travis Peak. Updip, where the Glen Rose thins or is missing, the Paluxy and Twin Mountains coalesce to form the Antlers Formation. The Antlers consists of up to 900 feet of sand and gravel, with clay beds in the middle section. Water from the Antlers is mainly used for irrigation in the outcrop area of North and Central Texas.

Underlying the Paluxy, the Glen Rose Formation forms a gulfward-thickening wedge of marine carbonates consisting primarily of limestone. South of the Colorado River, the Glen Rose is the upper unit of the Trinity Group and is divisible into an upper and lower member. In the north, the downdip portion of the aquifer becomes highly mineralized and is a source of contamination to wells that are drilled into the underlying Twin Mountains.

The basal unit of the Trinity Group consists of the Twin Mountains and Travis Peak formations, which are laterally separated by a facies change. To the north, the Twin Mountains formation consists mainly of medium- to coarse grained sands, silty clays, and conglomerates. The Twin Mountains is the most prolific of the Trinity aquifers, in North-Central Texas. To the south, the Travis Peak Formation contains calcareous sands and silts, conglomerates, and limestones. The formation is subdivided into the following members in descending order: Hensell, Pearsall, Cow Creek, Hammett, Sligo, Hosston, and Sycamore. Extensive development of the Trinity aquifer has occurred in the Fort Worth-Dallas region where water levels have historically

dropped as much as 550 feet. Since the 1970s, many public supply wells have been abandoned in favor of a surface water supply.

AMEC's review of EDR Physical Setting Map and the 1975 Waco East, Texas topographic map indicates the target property is located at approximately 415 feet above the National Geodetic Vertical Datum of 1929 (NGVD). The Site generally slopes to the north; however, the regional topographic gradient is to the south-southwest.

Eighty-Four (84) water wells were listed within one mile of the Site. Twenty-seven (27) of the wells are plugged wells. The remaining water wells consist of monitoring wells and temporary monitoring wells.

There are no oil and gas wells listed in the EDR report within one mile of the Site. According to the Texas Railroad Commission (RRC), there are no oil and gas wells located on the Site or within the vicinity of the Site.

6.0 GOVERNMENT REGULATORY DATABASES

A regulatory database search was obtained through Environmental Data Resources, Inc (EDR) to determine the type and number of environmentally-regulated sites which might potentially impact the Site. The Site does not appear on any of the regulatory databases.

It should be noted that regulatory listings are limited and include only those sites that are known to the regulatory agencies at the time of publication to be contaminated or in the process of evaluation for potential contamination. The site listings and search distances researched include the following:

- The National Priorities List (NPL) is a prioritized Federal list which identifies the targets for long-term remedial action under Superfund (search distance - 1 mile);
- The United States Environmental Protection Agency (U.S. EPA) RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by U.S. EPA of reporting facilities that generate, store, treat or dispose of hazardous waste. (search distance for CORRACTs w/o TSDs & CORRACTs TSDs - 1 mile; search distance for non-CORRACTS TSDs -1/2 mile; search distance for generators – 1/4 mile);
- The Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) is a compilation by the U.S. EPA of the sites which the U.S. EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA or Superfund Act) (search distance – 1/2 mile);
- The Emergency Response Notifications System (ERNS) is a database of reported spills and other releases (search distance - subject property);
- Former CERCLIS sites listed on the database for No Further Remedial Action Planned (NFRAP) (search distance – 1/2 mile);
- The State Hazardous Waste Sites (SHWS) identifies hazardous waste sites that are currently on the state priority list designated for clean-up (search distance - 1 mile);
- The State Category List (CAT) provides a listing of Notice of Response Action, NPL, Completed Remedial Action, Site Remediation Program, Federal Facilities, and Cleanup Started and/or Completed Sites (search distance – 1 mile);
- The Solid Waste Landfills (SWF/LF) is a database of solid waste landfills, incinerators, and transfer stations (search distance – 1/2 mile);

- The Historical Cleaners list is maintained by EDR and contains a listing of potential dry cleaner sites that were available for review through business directories (search distance – 1/4 mile); and
- The Historical Auto Stations list is maintained by EDR and contains potential gas station/filling station/service station sites that were available for review through business directories (search distance – 1/4 mile).

Standard search radii were used for the EDR report. The EDR Report (Appendix I) identified nineteen (19) mappable listings within the above-referenced search distances. A review of "unmappable" listings (i.e., listings which could not be plotted due to a lack of government database information) revealed thirty-six (36) listings.

6.1 Summary of Database Search

The following table summarizes the results of the review of state and federal regulatory data. A discussion describing the significance of each regulatory agency, site listing and results of its evaluation with respect to the Site follows.

TABLE 6-1 Regulatory Database Listings						
Federal, State, County and Local Regulatory Listing	Search Radius (Miles)	Sites Within Minimum ASTM Designated Search Radius of Site				
		TP	TP to 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
EPA NPL	1	0	0	0	0	0
EPA CERCLIS	1/2	0	0	0	0	NS
EPA CERCLIS- NFRAP	1/2	0	0	0	0	NS
EPA RCRIS-SQG, LQG	1/4	0	0	0	0	NS
EPA RCRIS- TSD	1/2	0	0	1	0	NS
EPA RCRIS- CORRACTS	1	0	0	0	0	0
EPA ENG/INST CONTROLS	1/2	0	0	0	0	NS
EPA ERNS	TP	0	NS	NS	NS	NS
TCEQ SHWS	1	0	0	0	0	0
TCEQ SWLF	1/2	0	0	0	1	NS
TCEQ CLI	1/2	0	0	0	0	NS
TCEQ WASTEMGT	TP	0	NS	NS	NS	NS
TCEQ LPST	1/2	0	1	2	2	NS
Indian LUST	1/2	0	0	0	0	NS
TCEQ UST	1/4	0	1	2	NS	NS
TCEQ AST	1/4	0	0	0	NS	NS
Indian UST	1/4	0	0	0	NS	NS
TCEQ AUL	1/2	0	0	0	0	NS

TABLE 6-1 Regulatory Database Listings						
Federal, State, County and Local Regulatory Listing	Search Radius (Miles)	Sites Within Minimum ASTM Designated Search Radius of Site				
		TP	TP to 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
TCEQ VCP	1/2	0	0	0	0	NS
Indian VCP	1/2	0	0	0	0	NS
US BROWNFIELDS	1/2	0	0	0	2	NS
TCEQ SPILLS	TP	0	NS	NS	NS	NS
EPA TRIS	TP	0	NS	NS	NS	NS
EPA TSCA	TP	0	NS	NS	NS	NS
TCEQ IOP	TP	0	NS	NS	NS	NS
EPA FINDS	TP	0	NS	NS	NS	NS
TCEQ IHW	TP	0	NS	NS	NS	NS
DOD	1.0	0	0	0	0	NS
RCRA-NON-GEN	1/4	0	0	2	NS	NS
DRYCLEANER	1/4	0	0	0	NS	NS
INDUSTRIAL HAZARD WASTE	1/4	0	0	2	NS	NS
EDR US HIST AUTO STATION	1/4	0	0	3	NS	NS

0	=	No sites in radius identified
AST	=	Aboveground Storage Tank
AUL	=	State Sites with Engineering Controls and Institutional Controls
CERCLIS	=	Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS- NFRAP	=	CERCLIS No Further Remedial Action Planned
CLI	=	Closed Landfill Inventory
CORRACTS	=	Corrective Action Report
EPA	=	US Environmental Protection Agency
ERNS	=	Emergency Response Notification System
FINDS	=	Facility Index System
Indian LUST	=	Indian Leaking Underground Storage Tank
Indian UST	=	Indian Underground Storage Tank
Indian VCP	=	Indian Voluntary Cleanup Program
IHW	=	Industrial and Hazardous Waste Sites
IOP	=	Innocent Owner/Operator Program
LPST	=	Leaking Petroleum Storage Tank
NPL	=	National Priority List
NS	=	Not searched
RCRIS LQG	=	Resource Conservation and Recovery Information System Large Quantity Generator
RCRIS SQG	=	RCRIS Small Quantity Generator

RCRIS TSD	=	Resource Conservation and Recovery Information System Treatment, Storage, and Disposal
SHWS	=	State Hazardous Waste Site
SPILLS	=	Spills reported to the Emergency Response Division
SWLF	=	Solid Waste Landfills
SP	=	Subject Property
TCEQ	=	Texas Commission on Environmental Quality
TP	=	Site
TRIS	=	Toxic Release Inventory System
TSCA	=	Toxic Substances Control Act
USCG	=	United States Coast Guard
UST	=	Underground Storage Tank
VCP	=	Voluntary Cleanup Program
WASTEMGT	=	Commercial Hazardous & Solid Waste Management Facilities

6.1.1 EPA National Priorities List (NPL)

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) established the U.S. Environmental Protection Agency (EPA) NPL of federal "Superfund" sites. These are contaminated sites that have been assigned a high ranking, in terms of potential public health effects, by EPA.

- The Site does not appear on the NPL.
- No facilities listed on the NPL are located within one mile of the Site.

6.1.2 EPA Comprehensive Environmental Response, Compensation, and Liability Information System List (CERCLIS)

The EPA CERCLIS list identifies documented and suspected contamination sites throughout the nation that were not ranked high enough to be listed on the NPL.

- The Site does not appear on the CERCLIS.
- No listed CERCLIS facilities are located within one-half mile of the Site.

6.1.3 EPA CERCLIS No Further Remedial Action Planned List (CERCLIS-NFRAP)

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and

has archived them as historical records so that EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfield's Redevelopment Program to help cities, states, private investors, and affected citizens promote economic redevelopment of unproductive urban sites.

- The Site does not appear on the CERCLIS-NFRAP list.
- No adjacent facilities are listed on the CERCLIS-NFRAP list.

6.1.4 EPA Resource Conservation and Recovery Information System List (RCRIS)

RCRIS is the EPA database of facilities that generate, transport, treat, store, or dispose of hazardous wastes as defined by the Resource Conservation and Recovery Act (RCRA). Generators and transporters are found on the RCRIS List of Notifiers. Treatment, Storage, and Disposal (TSD) facilities are found on the RCRIS TSD list, and RCRIS facilities requiring corrective actions (CORRACTS) are found on the CORRACTS list. One facility was identified on the list.

- The Site does not appear on the RCRIS TSD lists.
- One facility identified as General Tire located at 600 South Loop Drive in Waco, Texas is located approximately 0.25 miles south-southeast from the Site. According to EDR, the generator status of the facility has been inactive since 2012. According to the EDR aerial photographs, the facility is present in 2010 and has been demolished by 2012. Based on the inactive status of the property, distance, and being cross-gradient to the Site, this property is not a REC to the Site.
- The Site does not appear on the RCRIS CORRACTS lists.
- No RCRIS CORRACTS facilities are listed as present within one mile of the Site.

6.1.5 EPA Engineering and Institutional Controls

The ENG/INST CONTROLS list is a list of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site.

- The Site does not appear on the ENG/INST CONTROLS list.
- No ENG/INST CONTROLS sites are located within one-half mile of the Site.

6.1.6 EPA Emergency Response Notification System List (ERNS)

The EPA ERNS list is a list of hazardous material spills reported to various state and federal agencies.

- The Site does not appear on the ERNS list.
- No ERNS facilities are located adjacent to the Site.

6.1.7 State Superfund Registry (SHWS)

Lists of State Hazardous Waste Sites are maintained by TCEQ. State hazardous waste sites are the state's equivalent to CERCLIS. Priority sites planned for cleanup using state funds are identified along with sites where cleanup will be paid for by potentially responsible parties.

- The Site does not appear on the SHWS.
- No facilities listed on the SHWS are located within one mile of the Site.

6.1.8 Solid Waste Facilities/Landfill Sites List (SWF/LF)

Lists of active and inactive landfills and disposal sites are maintained by TCEQ. The landfill listing includes known permitted and unpermitted landfills or dumps. One facility is identified on the list.

- The Site does not appear on the landfill list.
- US Greenfiber, LLC located at 615 Forrest Drive is located approximately 0.36 miles south of the Site. The facility manufactured home insulation for attics using recycled cellulose material and is listed as closed. Based on the status of the property, distance, and that the property is downgradient from the Site, this property is not a REC to the Site.

6.1.9 TCEQ Closed Landfill Inventory (CLI)

Closed landfill lists are maintained by TCEQ. The landfill listing includes known permitted and unauthorized landfills or dumps that have been closed or abandoned.

- The Site does not appear on the CLI list.
- No CLI facilities are located within one-half mile of the Site.

6.1.10 TCEQ Commercial Hazardous & Solid Waste Management Facilities

The WASTEMGT list contains commercial recycling facilities and facilities permitted or authorized by the TCEQ.

- The Site does not appear on the WASTEMGT list.
- No adjacent facilities are listed in the WASTEMGT list.

6.1.11 Leaking Underground Storage Tanks List (LPST)

The LPST List is a record of tank systems within Texas that have reported releases of PST system contents. This list is maintained by the TCEQ. Five facilities are listed on the list.

- The Site does not appear on the LPST list.
- The Mr. Fish facility is located at 1412 Elm Avenue approximately 0.1 miles north of the Site. Based on the TCEQ LPST database, the 1996 final concurrence for the property is listed as case closed with no groundwater impacted. Based on the property history, distance, and lower elevation to the Site, the property is not a REC to the Site.
- The Valero Corner Store 1323 is located at 110 East Loop 340 which is north to northeast from the Site. The EDR report indicates the facility is located 0.175 miles from the Site; however, the map is skewed and the actual distance from the property is approximately two miles northeast of the Site. Based on the TCEQ LPST database, the 1991 final concurrence for the property is listed as case closed with no groundwater impacted. The facility currently has in-use one 20,174-gallon gasoline double-walled UST, one 20,174-gallon dual compartment UST containing gasoline and diesel, and one 10,086-gallon double-walled gasoline UST that were installed in 2012. Based on the property history, distance, and lower elevation to the Site, the property is not a REC to the Site.
- The TXDOT Maintenance Facility is located at 100 South Loop Drive approximately 0.17 miles north of the Site. Based on the TCEQ LPST database, the 1990 final concurrence for the property is listed as case closed with no groundwater impacted. The facility currently has in-use two 3,918 gasoline single walled USTs and one 3,918 diesel single-walled UST that were installed in 1991. Based on the property history, location, and lower elevation to the Site, the property is not a REC to the Site.
- The Mega Equipment Company is located at IH 35 FM 2113 approximately 0.27 miles north-northeast of the Site. Based on the TCEQ LPST database, the 1993 final concurrence for the property is listed as case closed with no groundwater impacted. No USTs are in-use at the facility. Based on the property history, location, and lower elevation to the Site, the property is not a REC to the Site.
- The Gifford-Hill and Company is located at 1200 East Webster approximately 0.38 miles south of the Site. Based on the TCEQ LPST database, the 1991 final concurrence for the property is listed as case closed. Based on the property

history, site location, and is downgradient to the Site the property poses no REC to the Site.

6.1.12 Leaking Underground Storage Tanks on Indian Land (Indian LUST)

The Indian LUST List is a database of Indian LUST systems.

- The Site does not appear on the Indian LUST list.
- No facilities within one-half mile of the Site are listed on the Indian LUST list.

6.1.13 Registered Underground Storage Tank List (UST)

The UST List is a database of UST systems that are registered with the TCEQ. Three facilities were identified on the UST search.

- The Site does not appear on the UST list.
- The Mr. Fish located at 1412 Elm Avenue is located approximately 0.1 miles north of the Site. The facility had three USTs with each having a 1,200 gallon capacity. All USTs are identified as removed from the ground in 1994. Based on the property history, site location, crossgradient to the Site and at a lower elevation, the property is not a REC to the Site.
- The Valero Corner Store 1323 at 110 East Loop 340 is listed approximately 0.17 miles from the Site; however, the EDR report is skewed and the actual distance from the property to the Site is approximately two miles northeast of the Site. The facility had three USTs with each having a 10,000 gallon capacity. All USTs are identified as removed from the ground in 1986. The site currently has three USTs that were recently installed in 2012. Two have a 20,000 gallon capacity and contain gasoline. They are constructed of steel with a composite shell. The third tank has a capacity of 10,000 gallons and is constructed of steel with a composite shell. Based on the property history, site location, and is at a lower elevation to the Site, the property is not a REC to the Site.
- The TXDOT Maintenance Facility located at 100 South Loop Drive is located approximately 0.17 miles north of the Site. The facility had three USTs with each having a 1,000 gallon capacity. All USTs are identified as removed from the ground in 1987. The property currently has three in use USTs. All three have a 4,000 gallon capacity and two contain diesel. The remaining tank contains gasoline. They are all constructed with fiberglass reinforced plastic. Each tank has spill containment built around the tank and groundwater monitoring alert. Based on the property history, site location, and at a lower elevation to the Site, the property is not a REC to the Site.

6.1.14 Aboveground Storage Tank (AST) List

The AST List is a database of AST systems that are registered with the TCEQ.

- The Site does not appear on the AST list.
- No ASTs are located within one-eighth of a mile from the Site.

6.1.15 Underground Storage Tanks on Indian Land (Indian UST)

The Indian UST List is a database of Indian UST systems.

- The Site does not appear on the Indian UST list.
- No adjacent facilities are listed on the Indian UST list.

6.1.16 State Sites with Controls (AUL)

The AUL List is maintained by the TCEQ. This is a list compiling sites with activity and use limitations including both engineering controls and institutional controls.

- The Site does not appear on the TX AUL list.
- No TX AUL facilities are located within one-half mile of the Site.

6.1.17 Voluntary Cleanup Program List (VCP)

The VCP List is maintained by the TCEQ. This is a list compiling sites where various parties have undertaken voluntarily to perform remediation and/or other actions to reach closure with the TCEQ on impacted sites.

- The Site does not appear on the TX VCP list.
- No TX VCP facilities are located within one-half mile of the Site.

6.1.18 Indian Voluntary Cleanup Program List (Indian VCP)

The Indian VCP List is a list compiling sites where various parties have undertaken voluntarily to perform remediation and/or other actions to reach closure on Indian land.

- The Site does not appear on the Indian VCP list.
- No Indian VCP facilities are located within one-half mile of the Site.

6.1.19 Local Brownfield Lists

The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as

well as areas served by Brownfields grant programs. Two properties are identified on the Brownfields List.

- The Site does not appear on the Indian VCP list.
- The Gifford Hill Plant Property located at 1400 East Webster Avenue is located approximately 0.33 miles south of the Site. Based on the information provided by EDR, it appears that the facility manufactures concrete pipes and had a Phase I Environmental Site Assessment (ESA) and Phase II ESA completed. Based on the property history, site location, and is downgradient of the Site, the property is not a REC to the Site.
- The Paul Quinn Campus located at 1020 Elm Street is located approximately 0.37 miles west of the Site. The property is used as a small community college and received money for multiple Phase I ESAs. Based on the property history, site location, and is downgradient of the Site, the property is not a REC to the Site.

6.1.20 SPILLS List (SPILLS)

Lists spills reported to the emergency response division of the TCEQ.

- The Site does not appear on the SPILLS list.
- No adjacent facilities appear on the SPILLS list.

6.1.21 Toxic Chemical Release Inventory System (TRIS)

TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

- The Site does not appear on the TRIS list.
- No adjacent facilities appear on the TRIS list.

6.1.22 Toxic Substance Control Act (TSCA)

TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

- The Site does not appear on the TSCA list.
- No adjacent facilities appear on the TSCA list.

6.1.23 Facility Index System (FINDS)

FINDS contains both facility information and 'pointers' to other sources that contain more detail.

- The Site does not appear on the FINDS list.
- No adjacent facilities appear on the FINDS list.

6.1.24 Texas Commission on Environmental Quality Innocent Owner/Operator Program (IOP)

TCEQ IOP information on all sites that are an innocent owner or operator whose property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property.

- The Site does not appear on the IOP list.
- No adjacent facilities are listed in the IOP list.

6.1.25 Texas Industrial and Hazardous Waste Sites (IHW)

Lists summary reports by waste handlers, generators, and shippers in Texas.

- The Site does not appear on the TX IHW list.
- No adjacent facilities appear on the TX IHW list.

6.1.26 RCRA-Non-Gen

Lists information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. Two facilities are listed on the database.

- The Site does not appear on the TX Non-Gen list.
- The General Tire located at 600 South Loop Drive is located approximately 0.25 miles east-southeast from the Site. The site has been demolished and cleared sometime between 2010 and 2012. Based on the inactive status of the property, distance, and cross-gradient to the Site, this property does not pose an REC to the Site.
- The second facility is identified as TXDOT Maintenance Facility located at 100 South Loop Drive in Waco, Texas. The facility is located approximately 0.17 miles north of the Site. Based on the EDR report the facility stores ignitable hazardous waste. This can include wastes that have a flashpoint of less than 140 degrees. Lacquer thinner is an example of a hazardous waste with a flashpoint of less than 140 degrees. Based on the property history, site location, and is downgradient to the Site the property poses no REC to the Site.

6.1.27 **DOD**

Lists federally owned or administered lands in Texas.

- The Site does not appear on the DOD list.
- No adjacent facilities appear on the DOD list.

6.1.28 **Drycleaners**

Lists registered Dry-cleaning facilities in Texas.

- The Site does not appear on the Drycleaner list.

No Drycleaners facilities are located within one-half mile of the Site.

6.1.29 **Industrial Hazardous Waste**

The Industrial Hazardous Waste Database contains summary reports by waste handlers, generators and shippers in Texas. Two facilities are listed in the database.

- The first facility is identified as General Tire located at 600 South Loop Drive in Waco, Texas is located approximately 0.25 miles east southeast from the Site. According to the EDR aerial photographs, the facility is present in 2010 and has been demolished by 2012. Based on the inactive status of the property, distance, and being cross-gradient to the Site, this property is not a REC to the
- The TXDOT Maintenance Facility located at 100 South Loop Drive is located approximately 0.17 miles north of the Site. Based on the EDR report the facility stores ignitable hazardous waste. This can include wastes that have a flashpoint of less than 140 degrees. Lacquer thinner is an example of a hazardous waste with a flashpoint of less than 140 degrees. Based on the property history, site location, and is at a lower elevation from the Site, the property is not a REC to the Site.

6.1.30 **EDR Historical Auto Station**

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. Three facilities are located in the database.

- The Chapmans Auto Parts and Wrecker Service located at 200 South Loop Drive in Waco, Texas. The property was active in 1999 and 2000.
- The Eastside Automotive is located at 208 Hillsboro Drive in Waco, Texas. The property was active in 2001, 2002, and 2003.
- The Roy Auto Repair is located at 229 Hillsboro Drive in Waco, Texas. The property was active in 2001 and 2002.

None of the three properties are RECs to the Site based on their inactive status.

The orphan or unmapped property list consists of sites with poor address quality, usually without zip code information. However, if street addresses are available, these site locations are checked against the known vicinity of the Site to evaluate if they are located within the select ASTM search distance. The Orphan Summary listed thirty-six (36) sites, but none appeared to be within approximately a one-mile radius of the Site. No other sites were noted during our area reconnaissance that would be expected to be on one of the regulatory lists.

6.2 Freedom of Information Act Requests

AMEC contacted selected local and municipal regulatory agencies and offices to determine if the site or nearby properties are known as having a past or present record of actual or potential environmental impact or are under investigation for an environmental impact.

AMEC contacted the Texas Department of State Health Services (DSHS) regarding hazardous material accidents, spills, or complaints involving the target property and immediate vicinity to determine if the site is known as having a past and/or present record of actual or potential environmental impact, and if the site is under investigation for environmental impact. At this time the DSHS has not responded to AMEC's request for information. If records are found that affect the conclusions and recommendations of this report an addendum to this report will be issued.

6.3 Rare, Threatened, and Endangered Species

AMEC reviewed the Rare, Threatened and Endangered Species of McLennan County, Texas, published by the Texas Parks and Wildlife Department. The endangered species listed for McLennan County include; Birds: American Peregrine Falcon (*Falco peregrinus anatum*), Arctic Peregrine Falcon (*Falco peregrinus tundrius*), Bald eagle (*Haliaeetus leucocephalus*), Golden-cheeked Warbler (*Setophaga chrysoparia*), Henslow's Sparrow (*Ammodramus henslowii*), Interior Least Tern (*Sterna antillarum athalassos*), Peregrine Falcon (*Falco peregrinus*), Sprague's Pipit (*Anthus spragueii*), Western Burrowing Owl (*Athene cunicularia hypugaea*), White-faced Ibis (*Plegadis chihi*), Whooping Crane (*Grus Americana*), Wood Stork (*Mycteria Americana*), Fishes: Guadalupe bass (*Micropterus treculii*), Sharpnose shiner (*Notropis oxyrhynchus*), Smalleye shiner (*Notropis buccula*), Mammals: Cave myotis bat (*Myotis velifer*), Plains spotted skunk (*Spilogale putorius interrupta*), Red Wolf (*Canis rufus*), Mollusks: False spike mussel (*Quadrula mitchelli*), Smooth pimpleback (*Quadrula houstonensis*), Texas fawnsfoot (*Truncilla macrodon*), Reptiles: Texas garter snake (*Thamnophis sirtalis annectens*),

Texas horned lizard (*Phrynosoma cornutum*), Timber/Canebrake rattlesnake (*Crotalus horridus*).

The Bald Eagle is protected under the Bald and Golden Eagle Protection Act. In the July 9, 2007 Federal Register (72:37346-37372), the Bald Eagle was declared recovered, and removed (de-listed) from the Federal List of Threatened and Endangered wildlife. This delisting took effect August 8, 2007. After delisting, the Bald and Golden Eagle Protection Act (Eagle Act) (16 U.S.C. 668-668d) becomes the primary law protecting Bald Eagles. The Eagle Act prohibits take of Bald and Golden Eagles and provides a statutory definition of "take" that includes "disturb." The US Fish and Wildlife Services (USFWS) has developed National Bald Eagle Management Guidelines to provide guidance to land managers, landowners, and others as to how to avoid disturbing Bald Eagles.

Although protected were not knowingly observed on the target property, future occurrences cannot be ruled out due to changing natural populations and modifications to the official lists. All pertinent inspections and permits should be obtained prior to construction.

6.4 Formerly Used Defense Sites

AMEC searched the United States Army Corp of Engineers (USACE) website for FUDS (formerly-used defense sites) located in the vicinity of the target property. According to the database search, three FUDS sites are located in McLennan County. One FUDS site is located in McGregor, Texas approximately twenty (20) miles west of the Site. The additional two FUDS sites are located in Waco, Texas. The first property is identified as Blackland Army Airfield, and is now Waco Regional Airport located approximately seven (7) miles northwest of the Site. The final property is identified as James Connally Air Force Base, and is now identified as TSTC Waco Airport approximately five (5) miles northeast of the Site. These properties do not pose an REC based on their distance away from the Site.

6.5 Radon Zones

According to the United States Environmental Protection Agency *Map of Radon Zones* the target property is located in McLennan County, Texas and is located in Zone 3 – counties that have a predicted average indoor radon screening level less than 2 picocuries per liter (pCi/L).

7.0 FINDINGS

Based on information obtained during this assessment, AMEC has identified the following findings from this assessment.

AMEC's site reconnaissance and historical review indicated that the Site was undeveloped prior to 1941 based on EDR's historical aerial map.

- The Site has historically been used by the US Department of Soil Conservation Service. The Site has two warehouse buildings for storage and shop area use.

There were no recognized environmental conditions (RECs) associated with the Site as defined by American Society for Testing and Materials (ASTM) International in Standard Practice E1527-05.

However, the following developmental conditions were observed. These conditions should be considered prior to any development, construction, renovation, demolition, or alteration to the Site.

On-Site Conditions

- Stormwater best management practices (BMPs) including silt fence and stormwater inlet protection will need to be installed before development activities begin. The Site was stabilized with natural vegetation, however it is very overgrown. GSA should obtain applicable stormwater permits and develop and implement a SWPPP for any development to the Site.
- Small piles of trash and rubble were observed on the northwest fence line. Any disposal should be conducted in accordance with local, state, and federal guidelines.
- Asbestos surveys should be conducted on the two warehouses prior to renovation or demolition according to the Texas Asbestos Health Protection Rules (TAHPR) and the EPA's National Emissions Standard for Hazardous Air Pollutants (NESHAP). Abatement of identified asbestos-containing materials should be performed prior to demolition activities in accordance with the TAHPR. In addition, demolition contractors should be made aware of the potential for lead-based paint prior to disturbance. Contractors are responsible for worker protection in accordance with the Occupational Safety and Health Administration's (OSHA) worker protection rules.
- Review of the FEMA flood plain map 48309C0380C dated September 26, 2008 shows the entire portion of the Site listed as Zone AE, areas determined to be subject to the 1% annual chance flood where base flood elevations have been determined. Regarding the reported presence of a 100-year flood hazard area, the GSA should verify whether this condition remains or whether the site

elevation has been previously adjusted in consideration of the established base flood elevation.

- The Site is located less than one-hundred (100) feet south of the IH-35 corridor. During the Site visit traffic noise was observed during the duration of our site reconnaissance.

Off-Site Conditions

- A high power transmission line and electrical right-of-way is located southwest adjacent to the Site along the southwest side of South Price Street.

8.0 OPINIONS

Based on the findings of our assessment, AMEC provided the following opinions on the observed conditions:

- The history of operations at the Site, as well as Site observations of operations and conditions, represents recognized environmental conditions for the Site.

AMEC's regulatory database review of the potentially up-gradient and/or adjacent facilities indicated that one nearby facility represents a potential recognized environmental condition with regard to the Site.

9.0 CONCLUSIONS

AMEC has performed a *Phase I Environmental Site Assessment* in general conformance with the scope and limitations of ASTM Practice E 1527-05 of 200 South Price Street in Waco, McLennan County, Texas, the Site. Any exceptions to, or deletions from, this practice are described in Section 10 of this report. Environmental Data Resources (EDR), under subcontract to AMEC, reviewed environmental lists to identify facilities that are either on the site or located within the respective search distances as defined by ASTM International in Standard Practice E 1527-05, "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*".

This assessment has revealed no *recognized environmental conditions* in connection with the Site.

10.0 DEVIATIONS, LIMITATIONS AND DATA GAPS

This Phase I Environmental Site Assessment was completed in material compliance with the scope and limitations of ASTM E 1527-05, except for the exceptions or deletions set forth below, if any. As stated in Section 1.6 of ASTM E 1527-05, “not all aspects of this practice [ASTM E1527-05] may be applicable in all circumstances. This ASTM standard is not intended to represent or replace the standard of care by which the adequacy of a given professional service must be judged....” Also, as stated in Section 4.5.1 of ASTM E 1527-05, “No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.”

This report, including its findings, opinions, and conclusions, is intended for the exclusive use and benefit of, and may be relied upon only by US GSA and NRCS. Our professional services have been performed using that degree of care and skill ordinarily exercised under similar circumstances by other geologists and engineers practicing in this field. No other warranty, express or implied, is made as to the professional advice in this report. *Any use of or reliance on this report by a third party shall be at such a party's sole risk.* This report is only of the date of the report, and AMEC takes no responsibility to update or revise this report. Notwithstanding the provisions of ASTM E 1527-05, including section 4.7, Prior Assessment Usage, any entity that uses this report for any subsequent assessment does so at its own risk, unless otherwise agreed in a written agreement with AMEC that is acceptable to AMEC in its sole discretion.

In preparing this report, the environmental professional has relied on information provided by US GSA, NRCS and others as provided for in ASTM E 1527-05. As stated in Section 7.5.2.1 of ASTM E 1527-05, “An environmental professional is not required to verify independently the information provided but may rely on information provided unless he or she has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the environmental professional.”

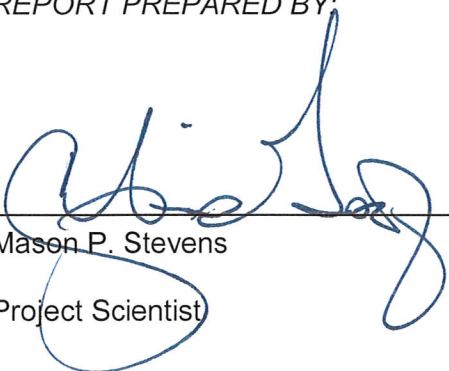
By issuing this report, AMEC does not represent or warrant that US GSA, NRCS, or any other entity will qualify for any legal defense to any liability under the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. §9601 et seq.) or under any other law or regulation pertaining to the property.

AMEC did not interview local government officials or building occupants. Reasonably attainable historical records were reviewed; however, research of the history was conducted by reviewing materials that were at greater than the ASTM specified five (5) year intervals based on availability. These limitation and data gaps are not anticipated to impact the conclusions of this assessment.

11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental professional* as defined in § 312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

REPORT PREPARED BY:


for Mason P. Stevens
Project Scientist
9/10/2013
Date

UNDER REVIEW BY:


Karla K. Schuster
Senior Geologist
9/10/13
Date

12.0 REFERENCES

American Society for Testing and Materials (ASTM) 2005 Practice E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process;

Environmental Data Resources Inc. (EDR) Radius Map with Geotrack, Inquiry Number 3668188.2s, dated July 17, 2013;

EDR provided a Sanborn Map Report for the Site, Inquiry Number 3668188.3, dated July 17, 2013;

EDR provided Historical Topographic Maps for the Site, Inquiry Number 3668188.4, for the years 1892, 1918, 1931, 1957, 1970, 1975, and 1976 for the Site, dated July 17, 2013;

EDR provided aerial photographs, Inquiry Number 3668188.5, dated 1941, 1955, 1964, 1970, 1982, 1995, 2004, 2005, 2008, 2010, and 2012 for the Site, dated July 22, 2013;

EDR provided a City Directory Abstract for the Site, Inquiry Number 3668188.6, dated July 24, 2013;

Soil Survey of McLennan County, Texas, U.S. Department of Agriculture (USDA), Soil Conservation Service, 2001;

Geologic Atlas of Texas, Waco Sheet, Bureau of Economic Geology, University of Texas at Austin, 1974;

Texas Water Development Board, Report 345, Aquifers of Texas, by John Ashworth, Geologist and Janie Hopkins, geologist, dated November 1995;

Federal Emergency Management Agency, Flood Insurance Rate Map of McLennan County, Texas and Incorporated Areas, Map Numbers 48309C0380C, dated September 26, 2008.;

U.S. Fish and Wildlife Service, National Wetlands Inventory of 200 South Price Street, Waco, Texas, 76704, dated July 22, 2013;